

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Filed: September 23, 2005
49th Day: November 11, 2005
180th Day: March 22, 2006
Staff: el-SD
Staff Report: November 21, 2005
Hearing Date: December 14-16, 2005

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-097

Applicant: UCSD **Agent:** Milton Phegley

Description: Construction of a 666.5 sq.ft., two-story, addition to the existing 193,380 sq.ft., multi-level Price Center.

Plan Designation	Mixed Use
Ht abv fin grade	43 feet

Site: Centered in the West Campus of UCSD, southeast of the main library and east of the existing Price Center, La Jolla, San Diego, San Diego County. APN 344-080-16

Substantive File Documents: Updated UCSD Long Range Development Plan

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed development is a small part of a much larger project, which will roughly double the size of the existing Price Center. The coastal zone boundary runs through both the existing and proposed parts of the Price Center, but includes only a small area of each. Of the 182,000 sq.ft. proposed in the expansion, only 666.5 sq.ft. is located within the coastal zone. This will include part of a proposed 24-hour student lounge on the ground level that will provide computer access and areas for private and group study. A even smaller portion of a proposed multi-use/performance area is proposed on the upper level.

These proposed facilities are intended only for use by students. They expand or enhance similar facilities already found in the existing Price Center. The area is designed for pedestrian access and is centrally located on the main campus. In and of themselves, the proposed facilities will not draw additional people to the campus, or in any way cause increased enrollment.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the Commission finds the project consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area, which includes a number of multi-story structures. It is situated mid-campus and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The development is an expansion of existing student services in a central campus area designed for pedestrian movement and serviced by a campus shuttle. The site is well east of North Torrey Pines Road and thus removed from the beach and other public recreation areas. Therefore, the Commission finds the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Local Coastal Planning. The City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission

temporarily retains coastal development permit authority. UCSD does have a Long Range Development Plan (LRDP), but does not plan to submit it for certification. The proposed development will be consistent with Chapter 3 of the Coastal Act, the legal standard of review, and also with the LRDP which is used as guidance. Approval of the project will not prejudice the ability of the university to prepare and implement an LRDP that is in conformity with the provisions of Chapter 3.

F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.